

BOARD OF APPEAL REFERRALS

October 18, 1979

1. Z-4522 Trustees of Lanfitz Trust, Kevfitz Trust,
 Fitzgerald Investment Trust
 97-103 Arlington Street and 130 Columbus Avenue
2. Z-4524-4525 Russell Tardanico
 1399-1399A and 1403 Dorchester Avenue,
 Dorchester
3. Z-4536 3rd Northern Rose Realty Trust
 72 Pinckney Street, Boston
4. Z-4546 Eugene J. Arcand
 223-229 Brighton Avenue, Allston
5. Z-4572 Leslie Barenholtz
 79-85 Queensberry Street, Boston
6. Z-4573-4574 Frank Paul Realty Trust
 51 Greenwich Street and 15 Clayton Street,
 Dorchester
7. Z-4586 Edward and Fred Swartz
 10 Marshall Street, Boston
8. Z-4554 Boston Redevelopment Authority
 366-399 Faneuil Hall Marketplace, Boston

MEMORANDUM

October 18, 1979

TO: BOSTON REDEVELOPMENT AUTHORITY
FROM: Robert J. Ryan, Director
SUBJECT: BOARD OF APPEAL REFERRALS

Hearing: 10/23/79

Z-4522

Trustees of Lanfitz Trust, Kevfitz Trust,
Fitzgerald Investment Trust
97-103 Arlington Street and
130 Columbus Avenue, Boston

Former First Corps of Cadets structure

District(s):	apartment_____	general business B-8_____	industrial_____
	residential_____	local business_____	waterfront_____
	single family_____		manufacturing_____

Purpose: Change occupancy from exhibition hall to parking garage -
70 vehicles and offices.

Violation(s):

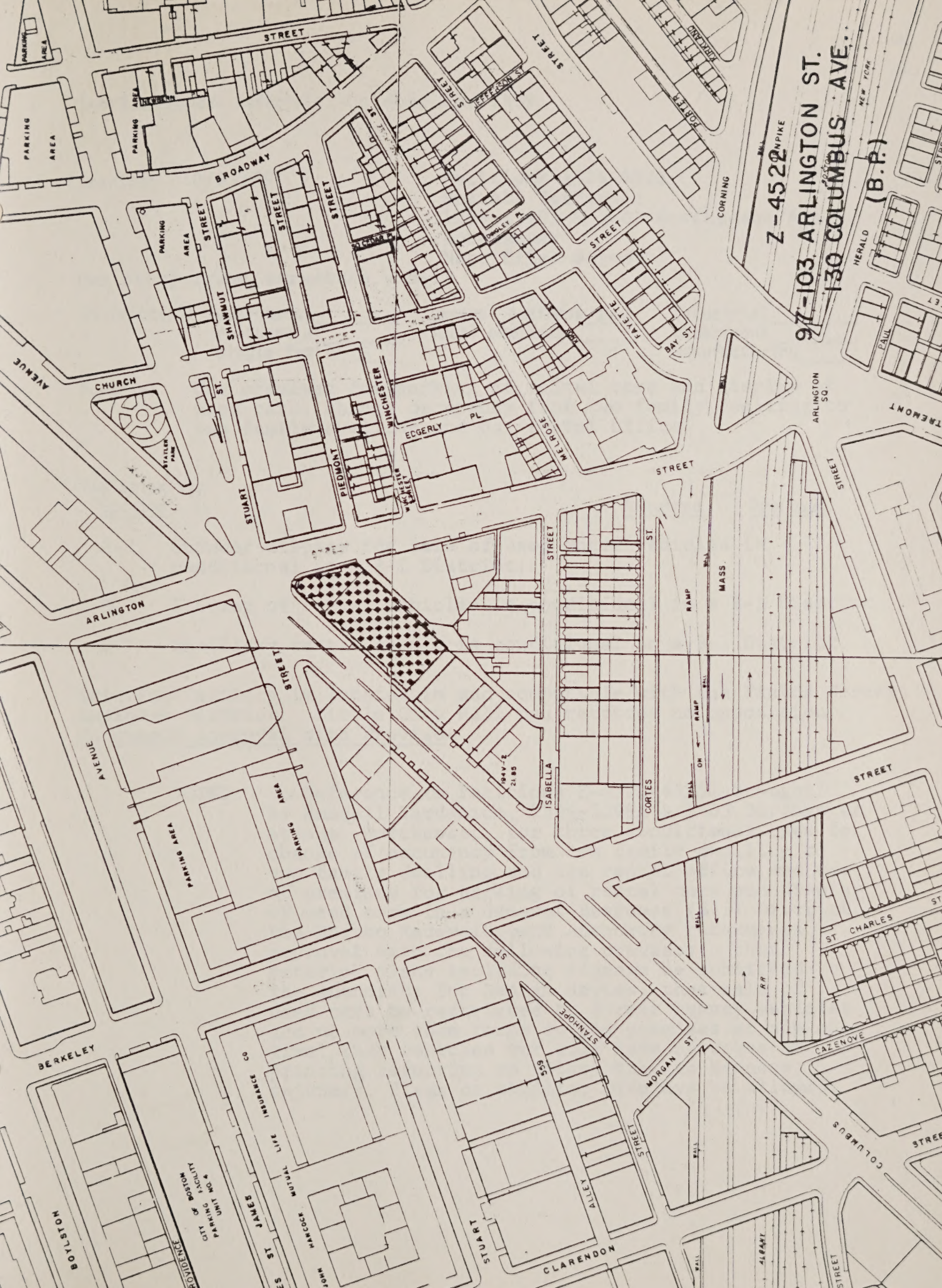
SectionRequiredProposed

8-7. Parking garage is conditional in a restricted parking district.

8-7. Ancillary use is conditional in a B-8 district.

Former Armory structure is a designated landmark. Facility, vacant for two years, would provide ancillary parking for Park Plaza Hotel. Landmarks Commission, presently considering the interior of the headhouse for Landmark designation, does not oppose this proposal. However, the owner has not fully resolved issues with regard to the garage operation with the community. I recommend that the Authority request that the Board of Appeal delay its decision until these issues can be resolved. Recommend decision be deferred.

VOTED: In reference to Petition Z-4522, brought by the Trustees of the Lanfitz Trust, Kevfitz Trust, and Fitzgerald Investment Trust, 97-103 Arlington Street and 130 Columbus Avenue, Boston, for two conditional uses for change of occupancy from exhibition hall to parking garage for 70 vehicles and offices in a general business (B-8) district, the Boston Redevelopment Authority requests that the Board of Appeal defer its decision to give the Authority time in which to review and resolve differences between the owner and the community with regard to the proposed garage operation.



Z-4522
97-103 ARLINGTON ST.
130 COLUMBUS AVE.

HERALD (B.P.)

ARLINGTON SQ.

STREET

ST CHARLES ST

CAZENOVE

COLUMBUS

STREET

ALBANY

CLARENDON

STUART

JOHN

SE 3

JAMES INSURANCE CO

UNIT 4 ON 4

PARKING LOT

REAR OF BUILDING

BOYLSTON

BERKELEY

ARLINGTON AVENUE

ARLINGTON

STREET

STUART

ST.

SHAWMUT

BROADWAY

STREET

PIEDMONT

WINCHESTER

EDGERLY PL

WINCHESTER

ST.

STREET

STREET

STREET

STREET

ISABELLA

STREET

ST.

WE ROSE

STREET

STREET

STREET

STREET

STREET

STREET

STREET

CORTES

ST.

ST.

ST.

ST.

ST.

ST.

ST.

ST.

ST.

ST.

ST.

ST.

ST.

ST.

ST.

RAMP

RAMP

RAMP

RAMP

RAMP

RAMP

RAMP

RAMP

RAMP

RAMP

RAMP

RAMP

MASS.

MASS.

MASS.

MASS.

MASS.

MASS.

MASS.

MASS.

MASS.

MASS.

MASS.

MASS.

STREET

STREET

STREET

STREET

STREET

STREET

STREET

STREET

STREET

STREET

STREET

STREET

STREET

STREET

STREET

STREET

STREET

STREET

STREET

STREET

STREET

STREET

STREET

STREET

STREET

STREET

STREET

STREET

STREET

STREET

STREET

STREET

STREET

STREET

STREET

STREET

STREET

STREET

STREET

STREET

STREET

STREET

STREET

STREET

STREET

STREET

STREET

STREET

STREET

STREET

STREET

STREET

STREET

STREET

STREET

STREET

STREET

STREET

STREET

STREET

STREET

STREET

STREET

STREET

STREET

STREET

STREET

STREET

STREET

STREET

STREET

STREET

STREET

STREET

STREET

STREET

STREET

STREET

STREET

STREET

STREET

STREET

STREET

STREET

STREET

STREET

STREET

STREET

STREET

STREET

STREET

STREET

STREET

STREET

STREET

STREET

STREET

STREET

STREET

STREET

STREET

STREET

STREET

STREET

STREET

STREET

STREET

STREET

STREET

STREET

STREET

STREET

STREET

STREET

STREET

STREET

STREET

STREET

STREET

STREET

STREET

STREET

STREET

STREET

STREET

STREET

STREET

STREET

STREET

STREET

STREET

STREET

STREET

STREET

STREET

STREET

STREET

STREET

STREET

STREET

STREET

STREET

STREET

STREET

STREET

STREET

STREET

STREET

STREET

STREET

STREET

STREET

STREET

STREET

STREET

STREET

STREET

STREET

STREET

STREET

STREET

STREET

STREET

STREET

STREET

STREET

STREET

STREET

STREET

STREET

STREET

STREET

STREET

STREET

STREET

STREET

STREET

STREET

STREET

STREET

STREET

STREET

STREET

STREET

STREET

STREET

STREET

STREET

STREET

STREET

STREET

STREET

STREET

STREET

STREET

STREET

STREET

STREET

STREET

STREET

STREET

STREET

STREET

STREET

STREET

STREET

STREET

STREET

STREET

STREET

STREET

STREET

STREET

STREET

STREET

STREET

STREET

STREET

STREET

STREET

STREET

STREET

STREET

STREET

STREET

STREET

STREET

STREET

STREET

STREET

STREET

STREET

STREET

STREET

STREET

STREET

STREET

STREET

STREET

STREET

STREET

STREET

STREET

STREET

STREET

STREET

STREET

STREET

STREET

STREET

STREET

STREET

STREET

STREET

STREET

STREET

STREET

STREET

STREET

STREET

STREET



7-4524-25
1399-1399A-1403 DORCHESTER AVE
(DOR.)
MASSACHUSETTS

Board of Appeal Referrals October 18, 1979

Hearing: 10/30/79

Z-4536
3rd Northern Rose Realty Trust
72 Pinckney Street, Boston
Near Louisburg Square

Five story structure - H-2-65

District(s): apartment _____ general business _____ industrial _____
residential H-2-65 local business _____ waterfront _____
single family _____ manufacturing _____

Purpose: Change occupancy from one family dwelling and roomers to five apartments.

Violation(s):

Section

Required

Proposed

17-1. Open space is insufficient.

Proposed change will reduce overall density.

Open space violation will be alleviated by deck areas on second floor and roof. Recommend Approval.

VOTED: In Reference to Petition Z-4536, brought by 3rd Northern Rose Realty Trust, 72 Pinckney Street, Boston, for a variance for change of occupancy from one family dwelling and roomers to five apartments in a Residential (H-2-65) District, the Boston Redevelopment Authority recommends approval. Open space violation will be alleviated by deck areas on second floor and roof.



Z-4536
72 PINCKNEY ST.
(B.P.)

POND
60M

MONUMENT

STREET

BEACON

STREET

PLACE

STREET

STREET

PARKING GARAGE

STREET

STREET

STREET

STREET

STREET

STREET

STREET

STREET

STREET

STREET

STREET

STREET

STREET

STREET

STREET

STREET

STREET

STREET

STREET

STREET

STREET

CHARLES ST.
CHURCH OF THE ADVENT
PINE ST.

CEDEAR

LOUISBURG

SQUARE

WILLOW

SPRUCE

BRANCH

STREET

STREET

STREET

STREET

STREET

STREET



Board of Appeal Referrals October 18, 1979

Hearing: 11/13/79

Z-4546
Eugene J. Arcand
223-229 Brighton Avenue, Allston
Near Cambridge Street

One story masonry structure - B-1

District(s):	apartment_____	general business	B-1	industrial	_____
	residential_____	local business	_____	waterfront	_____
	single family_____			manufacturing	_____

Purpose: Erect one story addition to Automotive
Garage, Spring Shop and Sales Structure.

Violation(s):

Section

Required

Proposed

- 8-7. Repair garage is conditional in a B-1 district.
- 20-1. Rear yard is insufficient.

Area is predominantly commercial. Proposal will provide additional operational space. A similar petition was approved by the Authority and the Board of Appeal in 1975, but was allowed to lapse. Recommend approval with proviso.

VOTED: In Reference to Petition Z-4546, brought by Eugene J. Arcand, 223-229 Brighton Ave., Allston, for a conditional use to erect a one story addition to Automotive Garage, Spring Shop and Sales Structure in a General Business (B-1) District, the Boston Redevelopment Authority recommends approval provided plans including facade improvements, landscaping and signage be submitted to the Authority for Design Review.

Z-4546

223-229 BRIGHTON AVE.
(ALLSTON)



Board of Appeal Referrals October 18, 1979

Hearing: 10/30/79

Z-4572
 Leslie Barenholtz
 79-85 Queensberry Street
 Boston
 Near Kilbarnock Street

Parking Lot - L-2

District(s):	apartment_____	general business_____	industrial_____
	residential_____	local business <u>L-2</u>	waterfront_____
	single family_____		manufacturing_____

Purpose: Install two 5,000 gallon gasoline storage tanks underground.

Violation(s):

Section

Required

Proposed

8-7. Ancillary storage of gasoline is conditional in an L-2 District.

Tanks connected to existing gasoline pumps, will service taxi fleet which operates from abutting garage property in same ownership. Little City Hall has no objection. Recommend Approval with Proviso.

VOTED: In Reference to Petition Z-4572, brought by Leslie Barenholtz, 79-85 Queensberry Street, Boston, for a conditional use to install two 5,000 gallon gasoline storage tanks underground in a Local Business (L-2) Districts, the Boston Redevelopment Authority recommends approval with the following proviso: That there be no public sale of gasoline.



Z-4572

79-85 QUEENSBERRY ST.

(B.P.)

Board of Appeal Referrals October 18, 1979

Hearing: 10/23/79

Z-4573-4574
 Frank Paul Realty Trust
 51 Greenwich Street &
 15 Clayton Street, Dorchester

32,091 square feet of land - R-.8

District(s):	apartment_____	general business_____	industrial_____
	residential <u>R-.8</u>	local business_____	waterfront_____
	single family_____		manufacturing_____

Purpose: Erect one story garage and office structure; erect one
 story repair shop garage structure.

Violation(s):

SectionRequiredProposed

- 8-7. Office is forbidden in an R-.8 District.
- 8-7. Outdoor storage of contractors equipment is forbidden in
 an R-.8 District.
- 8-7. Outdoor storage of used building equipment is forbidden in
 an R-.8 District.
- 8-7. Repair garage is forbidden in an R-.8 District.

Site is inappropriate. Proposed uses would have detrimental effect
 on residential properties on Greenwich Street and create traffic-
 parking problems. Substantial neighborhood opposition. Recommend
Denial.

VOTED: In Reference to Petitions Z-4573-4574, brought
 by Frank Paul Realty Trust, 51 Greenwich Street
 and 15 Clayton Street, Dorchester, for five
 forbidden uses to erect two one story structures
 in a residential (R-.8) District, the Boston
 Redevelopment Authority recommends denial. Site
 is inappropriate. Proposed uses would have
 detrimental effect on residential properties on
 Greenwich Street and create traffic-parking
 problems. Substantial neighborhood opposition.



Z-4573-74
51 GREENWICH ST
(5 CLAYTON ST.
(DOR.))

Board of Appeal Referrals October 18, 1979

Hearing: 10/30/79

Z-4586
Edward & Fred Swartz
10 Marshall Street, Boston
Near Hanover Street

Three story structure - B-8

District(s):	apartment_____	general business <u>B-8</u>	industrial_____
	residential_____	local business_____	waterfront_____
	single family_____		manufacturing_____

Purpose: Erect Projecting sign.

Violation(s):

Section

Required

Proposed

11-2. Top of sign is higher than the sills of the first level
of windows above the first story.

This Historic Structure, a designated Boston Landmark, was renovated in 1977 for lawyers offices with Authority approval. Floor to floor heights are very low necessitating the sign brackets to be installed above the sills. Recommend Approval with Proviso.

VOTED: In Reference to Petition Z-4586, brought by Edward & Fred Swartz, 10 Marshall Street, Boston, for a conditional use to erect a projecting sign in a General Business (B-8) District, the Boston Redevelopment Authority recommends approval provided plans are submitted to the Authority for Design Review.



274586

10 MARSHALL ST.

(B.P.)

MEMORANDUM

October 18, 1979

TO: BOSTON REDEVELOPMENT AUTHORITY

FROM: Robert J. Ryan, Director

SUBJECT: Board of Appeal Referral
Burdett School / Faneuil Hall Marketplace

At its meeting October 11, 1979, the Authority heard from persons representing Burdett School and the Rouse Company and their attorney regarding Burdett's proposal to lease space on the fourth floor of the North Market Building for the purposes of opening a professional school offering short-term clerical and accounting courses for no more than 90 students.

Under the Boston Zoning Code, such a use requires Board of Appeal approval. Based upon the information provided at the above meeting, I recommend that the Authority ratify the action of the staff in filing the petition for Burdett School.

VOTED: In reference to the Board of Appeal case involving Burdett School and Faneuil Hall Marketplace, Petition Z-4554, the Boston Redevelopment Authority hereby ratifies and confirms the action of the staff in filing the petition with the Board of Appeal.



AVENUE

ATLANTIC

Z-4554

300-399 FANEUIL HALL

MARKET PLACE

(B.F.)

EXPRESSWAY

CLINTON STREET

CLINTON STREET

COMMERCIAL

NORTH MARKET

MARKET

SOUTH

MERCHANTS

FANEUIL HALL SQUARE

CONGRESS

CHATHAM ROW

BUTLER SQ.

BUTLER ROW

CHATHAM

ROW

BROAD

DOANE STREET

CENTRAL

INDIA

U.S. CUSTOM HOUSE

MAKINLEY SQUARE

INDIA PLACE

MILK STREET

SEARS ST.

STREET

STREET

STREET

STREET

STREET

STREET

STREET

STREET

STREET

STREET

STREET

STREET

STREET